

\$474,900 - #103 62212 Rge Rd 412, Rural Bonnyville M.D.

MLS® #E4425470

\$474,900

4 Bedroom, 3.00 Bathroom, 1,423 sqft
Rural on 1.63 Acres

None, Rural Bonnyville M.D., AB

Tucked away on a picturesque 1.6-acre lot, this 1,400 sq. ft. bilevel is more than just a home—it's a sanctuary of smart design and thoughtful details. Wrapped in nature and featuring a triple attached heated garage, there's space for all your toys and tools. Step through the door into a bright and spacious foyer, leading into an open-concept living, dining, and kitchen area under soaring vaulted ceilings. The kitchen is a home organizer's paradise—featuring a gas range, espresso cabinetry, island with deep pot drawers. And then there's the pantry. Custom shelving with pull-out and adjustable features means everything has its place! Downstairs, the fully finished basement brings even more function and comfort—complete with a 4th bedroom, 3pc bath, and family room. But let's talk about the laundry room—a layout designed to keep everything in order—it's the kind of space that makes daily life run smoother. Step out onto the expansive deck, sip your coffee, and watch the deer wander through the trees.

Built in 2014

Essential Information

MLS® # E4425470



Price	\$474,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,423
Acres	1.63
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	#103 62212 Rge Rd 412
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T0A 0T0

Amenities

Features	Closet Organizers, Deck, Fire Pit, Gazebo, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed March 13th, 2025

Days on Market 28

Zoning Zone 60

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Listing information last updated on April 9th, 2025 at 11:02pm MDT